

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

ROW

CASE #

C15-2013-0047

#

10927007

TP-0202050804

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 64 NAVASOTA ST

LEGAL DESCRIPTION: Subdivision – WENDLANDT & STAEHEL RESUB

S55FT OF LOT 13
& E4.43FT AV OF

Lot(s) LOT 12 Block _____ Outlot 45 Division 0

~~I~~/We LUCY BEGG & ROBERT GAY on behalf of ~~myself~~/ourselves as authorized agent for

LUCY BEGG & ROBERT GAY affirm that on APRIL 07 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ☒ REMODEL ___ MAINTAIN

an 815 sf house, purchased by the owners in April 2011, on a 2583 sf corner lot (with small lot amnesty), including a 135 sf area of the house that encroaches into the 10' rear yard setback, and which was added to the original 1960s house approximately 10 years ago without a permit (REF DRAWINGS A001 / A100 / A200 / A201).

in a SF3 - NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

SEE ATTACHED DOCUMENT A

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

SEE ATTACHED DOCUMENT A

- (b) The hardship is not general to the area in which the property is located because:

SEE ATTACHED DOCUMENT A

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

SEE ATTACHED DOCUMENT A

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NOT APPLICABLE

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NOT APPLICABLE

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NOT APPLICABLE

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOT APPLICABLE

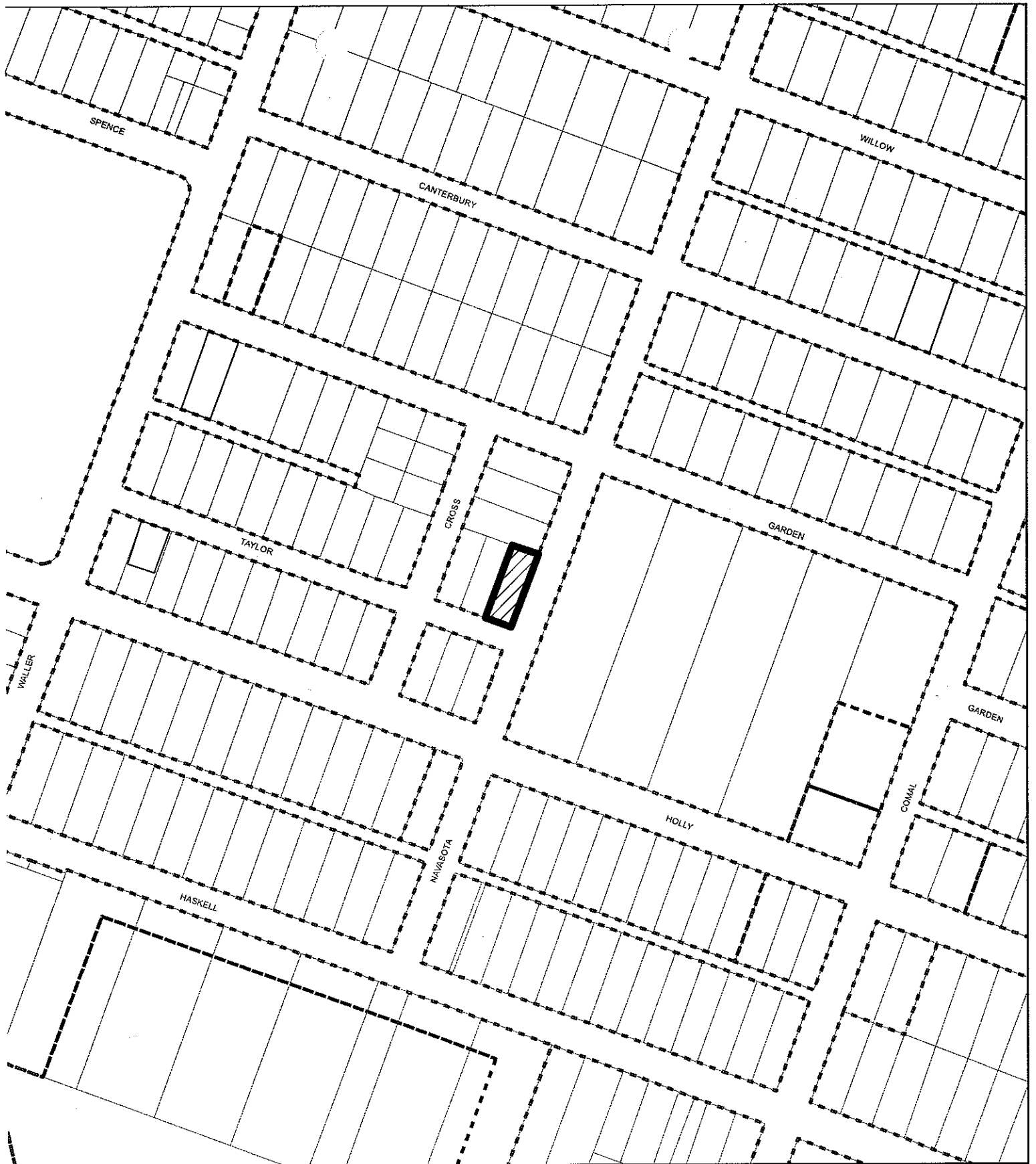
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Luan Beggs Mail Address 64 NAVASOTA ST
City, State & Zip AUSTIN TX 78702
Printed LUCY BEGGS Phone 510 684 6040 Date April 8 2013

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Luan Beggs Mail Address 64 NAVASOTA ST
City, State & Zip AUSTIN TX 78702
Printed LUCY BEGGS Phone 510 684 6040 Date Apr 8th 2013

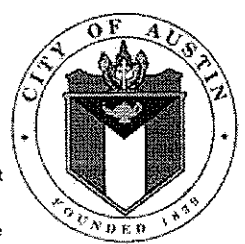


N

SUBJECT TRACT

ZONING BOUNDARY

CASE#:C15-2013-0047
LOCATION:64 NAVASOTA ST



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

VARIANCE APPLICATION FOR 64 NAVASOTA ST

April 07 2013

DOCUMENT A

+++++

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

- the encroachment into the rear yard setback of a 10-year-old non-permitted addition prevents the current owners (who've owned the house for 2 years) from remodeling the original house and enclosing a porch within the legal developable area of the lot, as well as remodeling the non-permitted addition to make it a code-compliant structure. (REF DRAWINGS A001 / A100).

Due to the unusually small size of the lot (2583sf), the owners cannot relocate the non-permitted addition within the legally developable area of the lot, because this available area (820 sf, 31% of the lot) is already fully developed at ground level with the existing house and a city-required driveway (REF DRAWINGS A001).

Therefore, without a variance, the current zoning regulations would force the owners to reduce the square footage of their house from 815sf (0.31 FAR) to 680sf (0.26 FAR) to be able to remodel their property.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

- the 2583 sf lot is unusually small for an SF3 zoning designation (the lot has small lot amnesty status). The standard SF-3 setbacks (10 ft rear yard, 5' side yard, 15' street side yard, front yard averaging) are designed for a minimum 5750 sf lot and therefore highly restrict the possible development of this property*, including the ability to remodel the full footprint of the existing house. The property is a corner lot, which further reduces the typical developable area due to the 15' street side yard setback (rather than 5' side yard setback for non-corner lots) (REF DRAWING A001).

**SF-3 setbacks allow 55%-60% of the area of a minimum 5750sf lot for possible development (depending on front yard setbacks). By comparison only 31% of the lot at 64 Navastoa St can be developed under these same regulations. (REF DRAWING A300).*

- the 136sf area of the existing house outside the legal setbacks has been in existence for approximately 10 years. The current owners have only owned the property since April 2011 and were neither responsible for constructing the addition without the required permit, nor aware when they purchased the property that the addition was non-permitted.

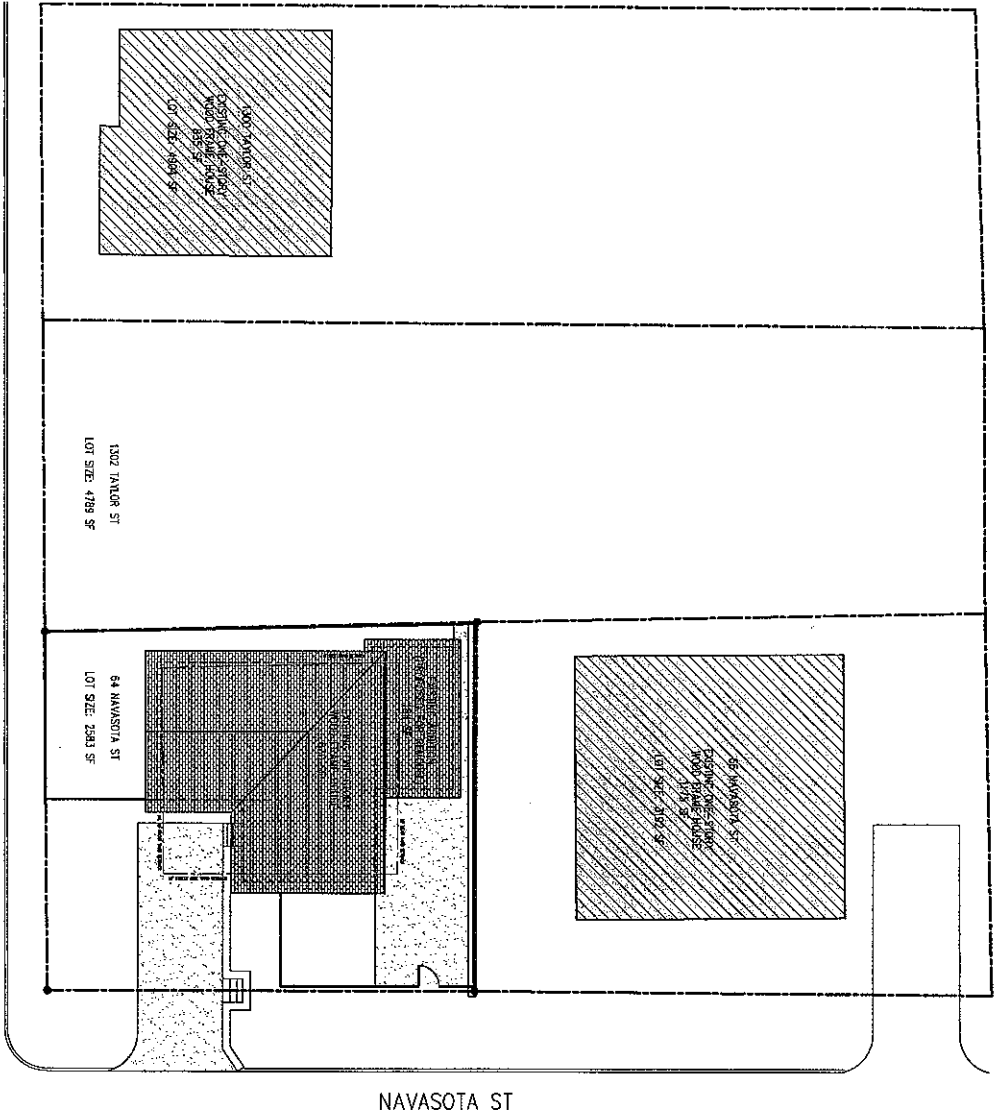
- (b) The hardship is not general to the area in which the property is located because:

- less than 3% of the lots in the surrounding neighborhood share similar characteristics of having developable areas of under 35% due to their small lot size (under 3000 sf) and location on a corner (5 lots within the surrounding 10 blocks, which contains a total of approximately 200 lots). The average lot size in the neighborhood (East Cesar Chavez) is approximately 6500 sf. (REF DRAWING A301).

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

- the existing structure has already been in existence for approximately 10 years (based on COA GIS shape data, addition to property appears between 2003 and 2006).
- the property to the north of 64 Navasota is a residential property with a grade level approximately 2' higher than 64 Navasota. The fence dividing the properties is therefore at approximately 8' above the highest grade of the 64 Navasota St property. Any sight lines from north-facing windows of the proposed remodel will be blocked by the fence. In addition the proposed remodel is no higher than the current highest point of the existing house, so no daylight will be blocked to the adjacent property by the proposed remodel.
- the lot to the west of the property is empty.
- the lot is unusually small so a variance does not set a precedent for allowing existing non-permitted structures to be remodeled outside setbacks on more typically sized lots, because more options for development/improvements would be possible.

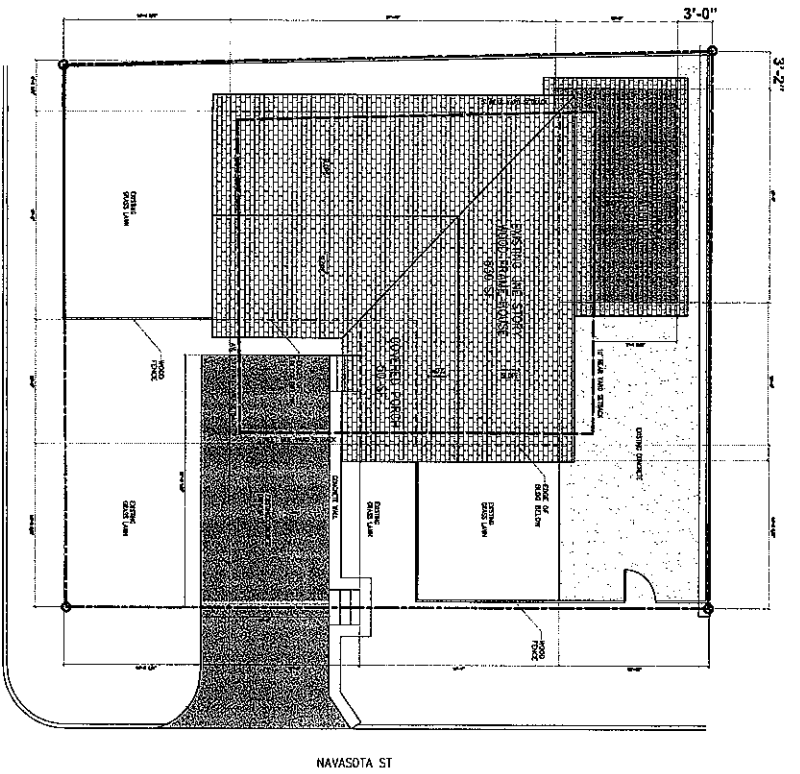


TAYLOR ST

NAVASOTA ST

01 - EXISTING PLOT PLAN & ADJACENT PROPERTIES

THOUGHTBARN <small>THOUGHTBARN ARCHITECTURAL FIRM, INC. 10000 N. 100TH AVE., SUITE 100 EDEN PRAIRIE, MN 55424 (952) 935-1000 WWW.THoughtBARN.COM</small>	
64 NAVASOTA	
PERMIT DOCUMENTS	
SITE PLAN NO.	
ADJACENT PROPERTIES	
1/8"=1'-0"	02/27/13
A 001	

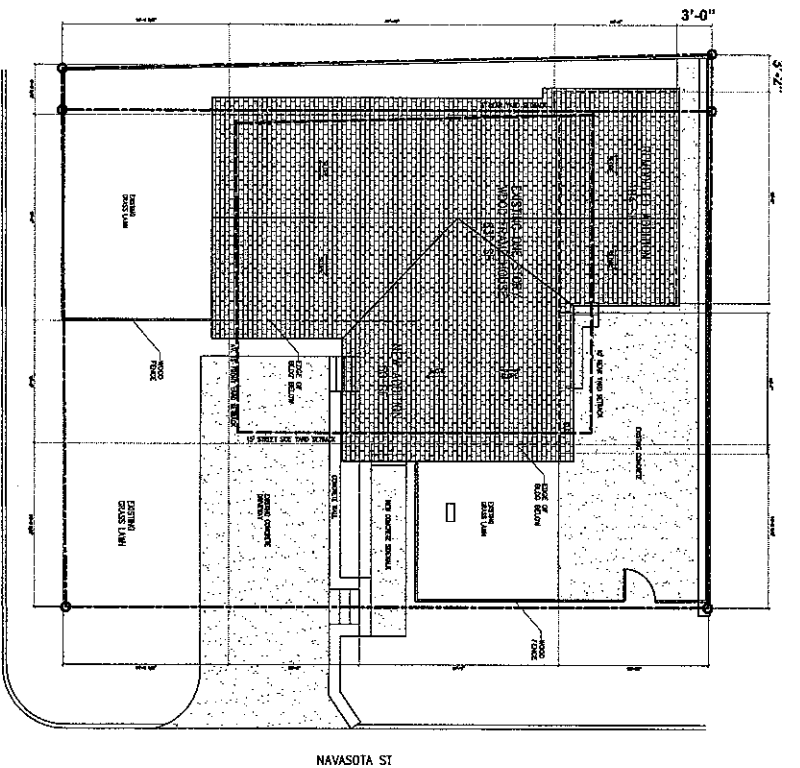


01 - EXISTING PLOT PLAN



630 SF ORIGINAL HOUSE (1960)
185 SF EXISTING ADDITION TO ORIGINAL HOUSE (2003)
135 SF AREA OVER SETBACK

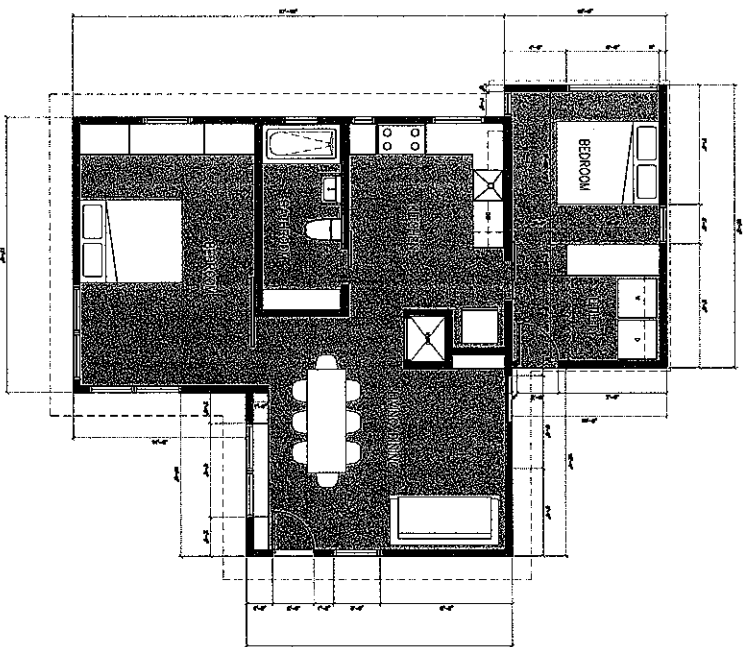
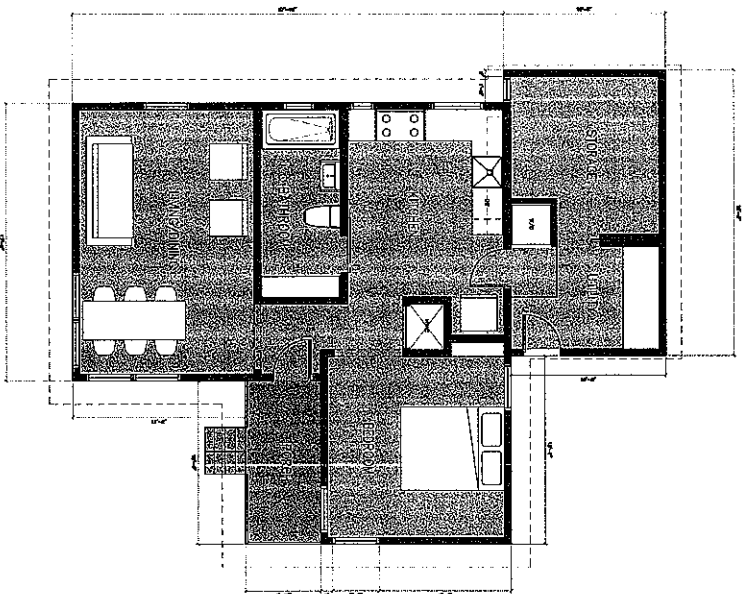
EXISTING	
ZONING	SF-1-40
LOT SIZE	2883 SF
HOUSE (EXISTING)	630 SF
EXISTING ADDITION	185 SF
TOTAL BUILDING AREA	815 SF
F.A.R.	3.1X
APPROXIMATE COVER	
BUILDING COVER	865 SF
CONCRETE DRIVEWAY	223 SF
CONCRETE WALK/STEPS	135 SF
TOTAL ASPEN COVER	1223 SF
TOTAL LOT COVER	1513 SF



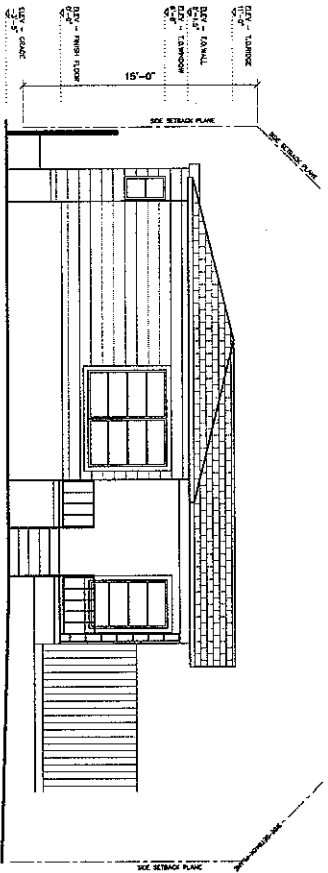
02 - PROPOSED PLOT PLAN

PROPOSED AREA OF REMODEL

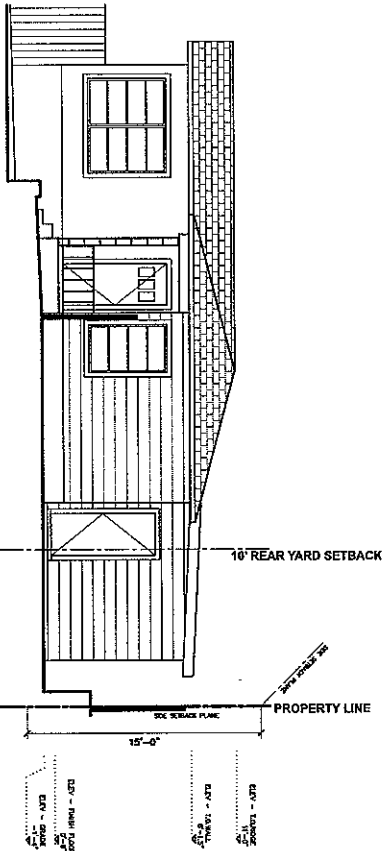
PROPOSED	
ZONING	SF-1-40
LOT SIZE	2883 SF
HOUSE (EXISTING)	630 SF
PROPOSED ADDITION	185 SF
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EXISTING

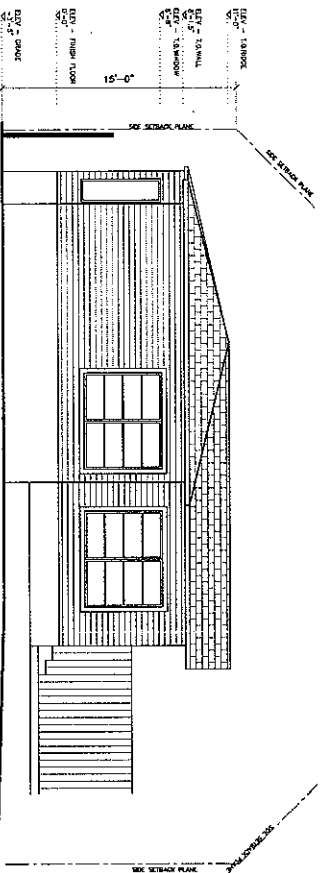


01 - EXISTING SOUTH ELEVATION

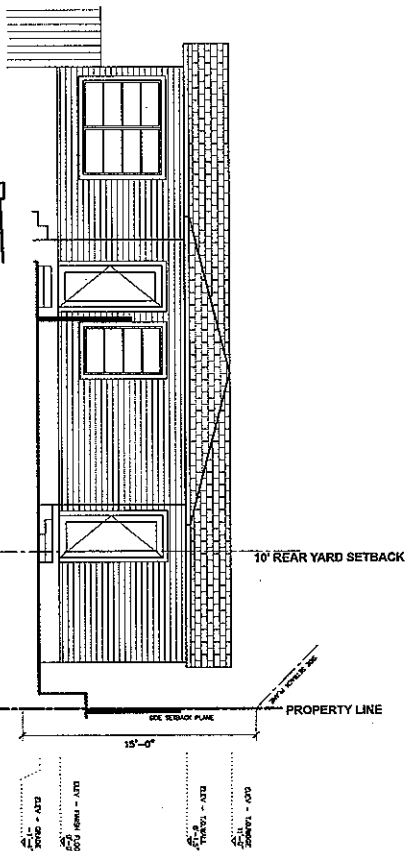


02 - EXISTING EAST ELEVATION

PROPOSED



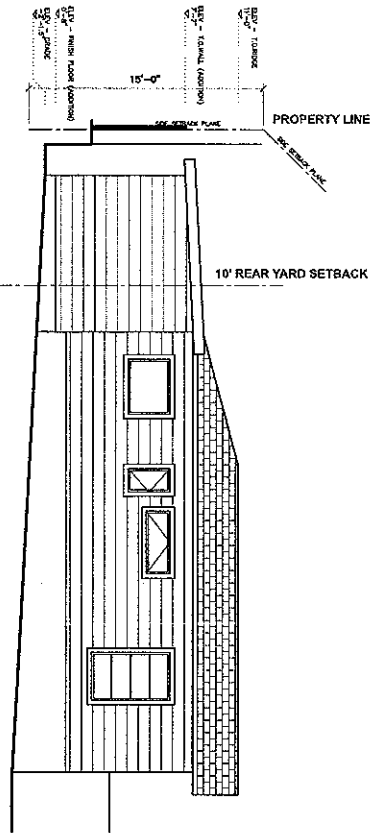
03 - PROPOSED SOUTH ELEVATION



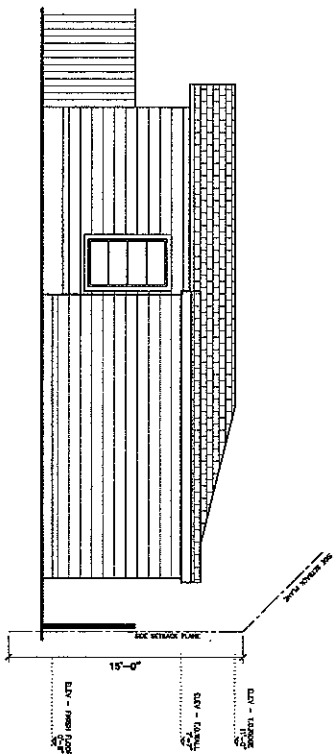
04 - PROPOSED EAST ELEVATION

EXISTING

01 - EXISTING WEST ELEVATION

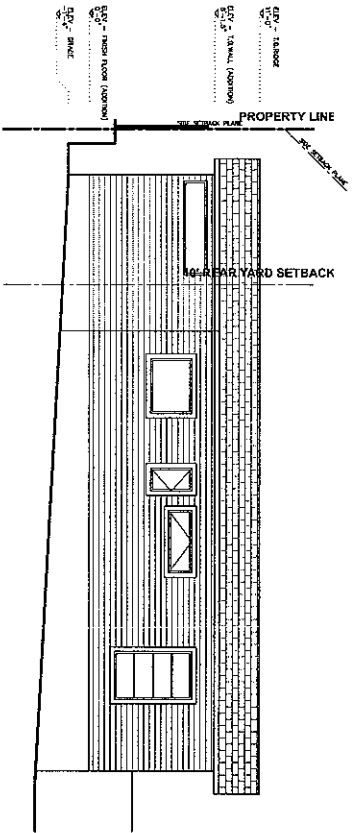


02 - EXISTING NORTH ELEVATION

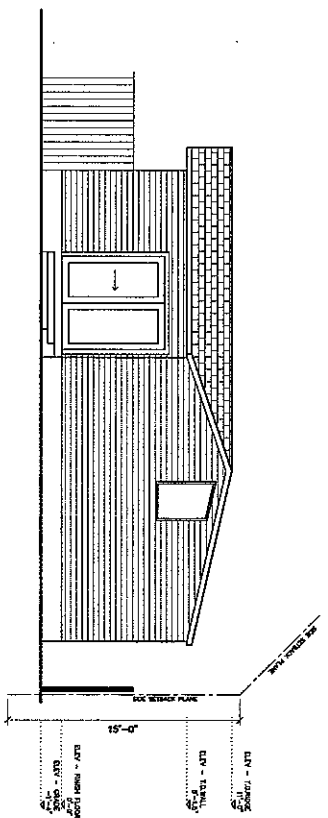


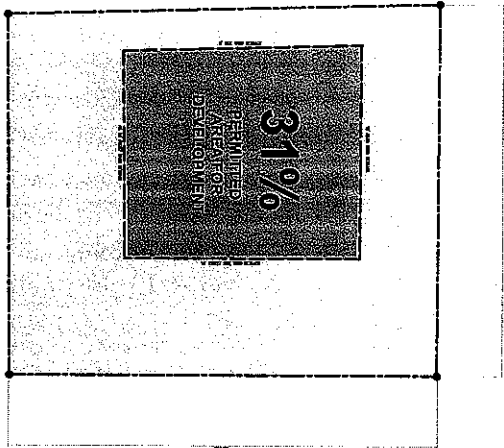
PROPOSED

03 - PROPOSED WEST ELEVATION



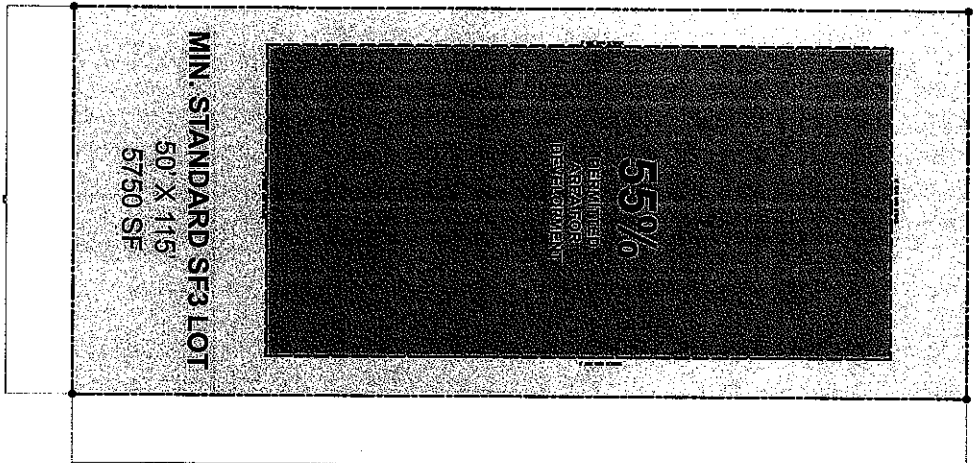
04 - PROPOSED NORTH ELEVATION





64 NAVASOTA ST
 (SMALL LOT AMNESTY)
 47' X 55'
 2583 SF

02 - 64 NAVASOTA PLOT BOUNDARIES / SETBACKS



MIN. STANDARD SF3 LOT
 50' X 116'
 5750 SF

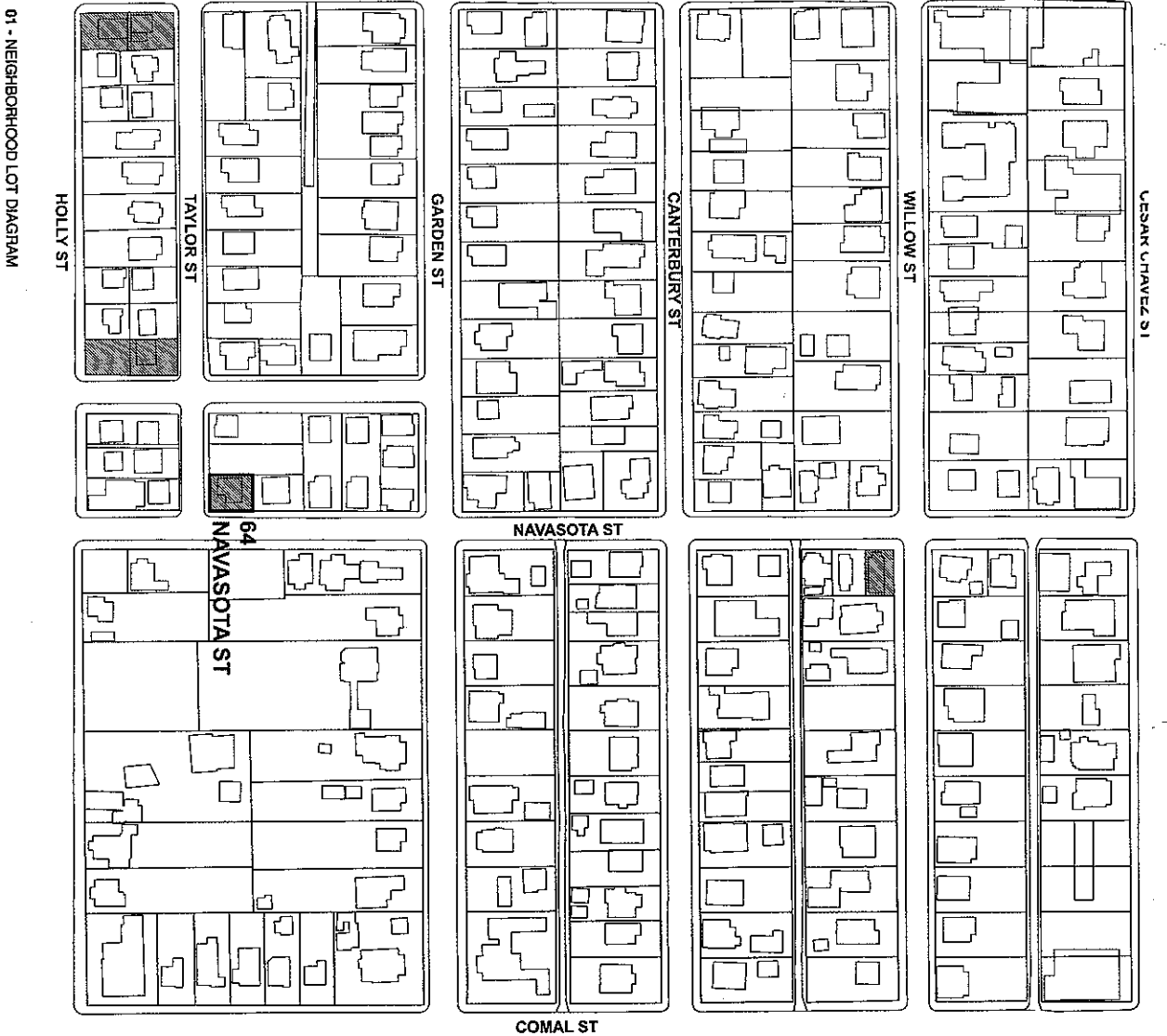
01 - TYPICAL SF3 LOT BOUNDARIES / SETBACKS

THOUGHTBARN	
64 NAVASOTA	
PERMIT DOCUMENTS	
NEIGHBORHOOD PLAN	
1/8"=1'-0"	02/21/13
A 301	

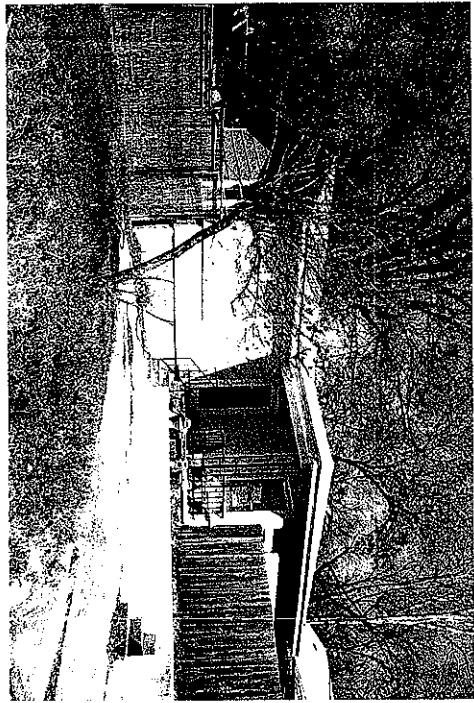
LOTS WITHIN 10 BLOCKS
OF 64 NAVASOTA ST WITH
SIMILAR DEVELOPMENT
CHARACTERISTICS:

- LOT AREA < 3000 SF
- CORNER LOT

(TOTAL OF 3% / 5 LOTS
WITHIN AREA CONTAINING
APPROXIMATELY 200 LOTS)



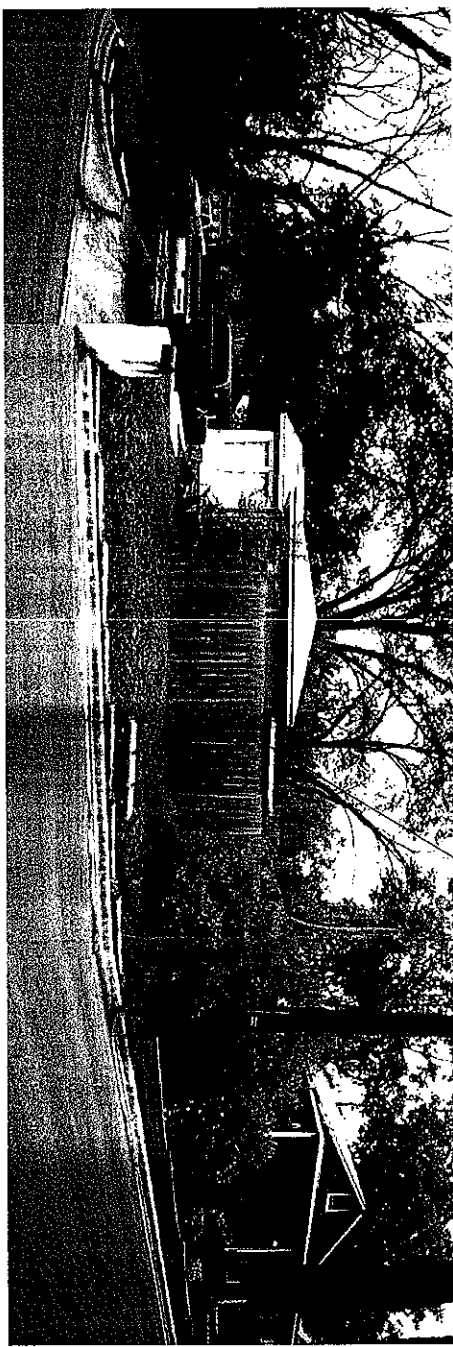
01 - NEIGHBORHOOD LOT DIAGRAM



VIEW OF 64 NAVASOTA ST FROM CORNER OF NAVASOTA / TAYLOR ST



VIEW OF 64 NAVASOTA ST FROM TAYLOR ST



NON PERMITTED ADDITION

66 NAVASOTA ST

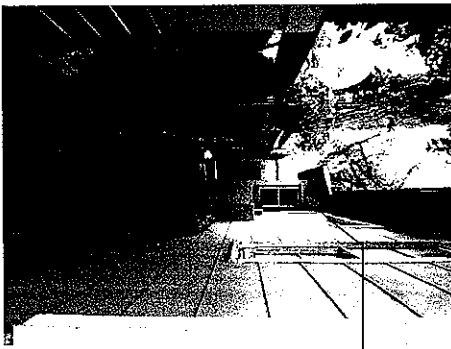
VIEW OF 64 NAVASOTA ST FROM NAVASOTA ST

THOUGHTLEARN <small>THE ONLY REAL ESTATE PHOTOGRAPHY SERVICE THAT PROVIDES A COMPLETE PHOTOGRAPHIC RECORD OF YOUR PROPERTY'S CURRENT CONDITION AND DOCUMENTS ANY CHANGES TO THE PROPERTY'S EXTERIOR OR INTERIOR.</small>	
64 NAVASOTA	
PERMIT DOCUMENTS	<input type="checkbox"/>
PHOTOS	<input type="checkbox"/>
A	022/1/19



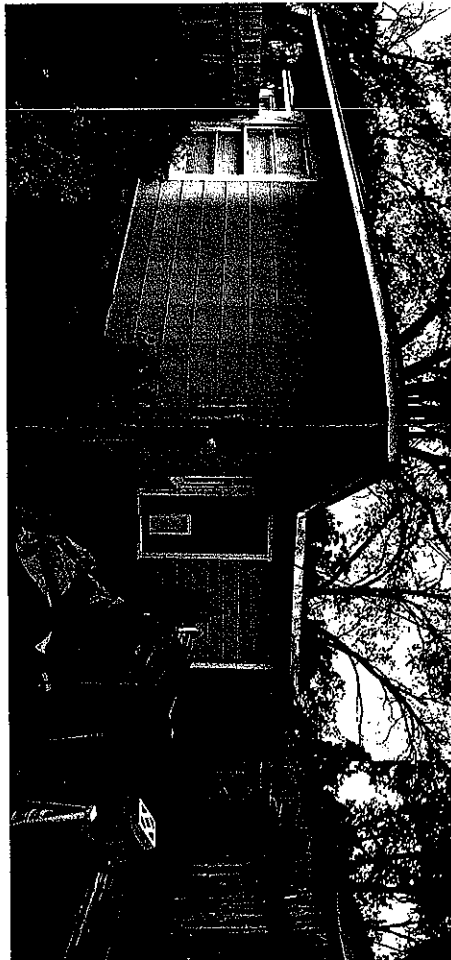
SATELLITE VIEW OF 64 NAVASOTA ST
NON-PERMITTED ADDITION

64 NAVASOTA ST



VIEW ALONG SIDE SETBACK

NON-PERMITTED
ADDITION



VIEW OF NON-PERMITTED ADDITION FROM STREET SIDE YARD

NON PERMITTED ADDITION

66 NAVASOTA ST

THOUGHTBARN	
64 NAVASOTA	
PERMIT DOCUMENTS	
PHOTOS	
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